

21/15 John Cleland Crescent, Florey, ACT 2615

Sold Townhouse

Friday, 11 August 2023

21/15 John Cleland Crescent, Florey, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 98 m2

Type: Townhouse



Mark Wolens
0262095002



Nicholas Jacob
0262095023

\$600,000

An exceptional opportunity has arisen to purchase in a peaceful, secluded complex with a long list of lifestyle benefits. Freshly painted & new floor coverings throughout, the residence is well appointed with three bedrooms, bathroom with spa & separate toilet as well as two spacious living areas. The private north-facing courtyard is a blank canvas, ready for the new owner to create a fantastic outdoor entertaining area, garden beds stocked with fresh herbs or simply leave as is. The complex includes a tennis court, gym, pool & playground for the exclusive use of residents & if you are still feeling restless, the local oval & numerous walking tracks around Ginninderra are all within close walking distance. Pack the picnic bag, stroll across to Lake Ginninderra & spend the afternoon relaxing in the sun, the lifestyle options are truly endless. For the smart buyer looking to secure a low-maintenance home and capitalise on a premium location, there can be no better option. Join us at the next open home and see why properties of this calibre do not last long. Features- 3 bedroom townhouse- 2 bedrooms with built in robes- Brand new Mitsubishi electric reverse cycle heating/cooling- Fresh paint throughout- New carpets in bedrooms- New floating floors in living room- New LED lighting in living space- Large bathroom + separate toilet- North-facing courtyard- Low maintenance gardens- Private, secluded complex- Single lock-up garage & designated parking space- Access to pool, tennis court, gym & playground- Close proximity to Belconnen Town Centre- Walking distance to Lake Ginninderra, shops & schools Figures:- 98m² living - Strata levies: \$2,900 p.a approx (including sinking fund)- Rates: \$2,400 p.a approx- Landtax (investors only): \$2,900 p.a approx